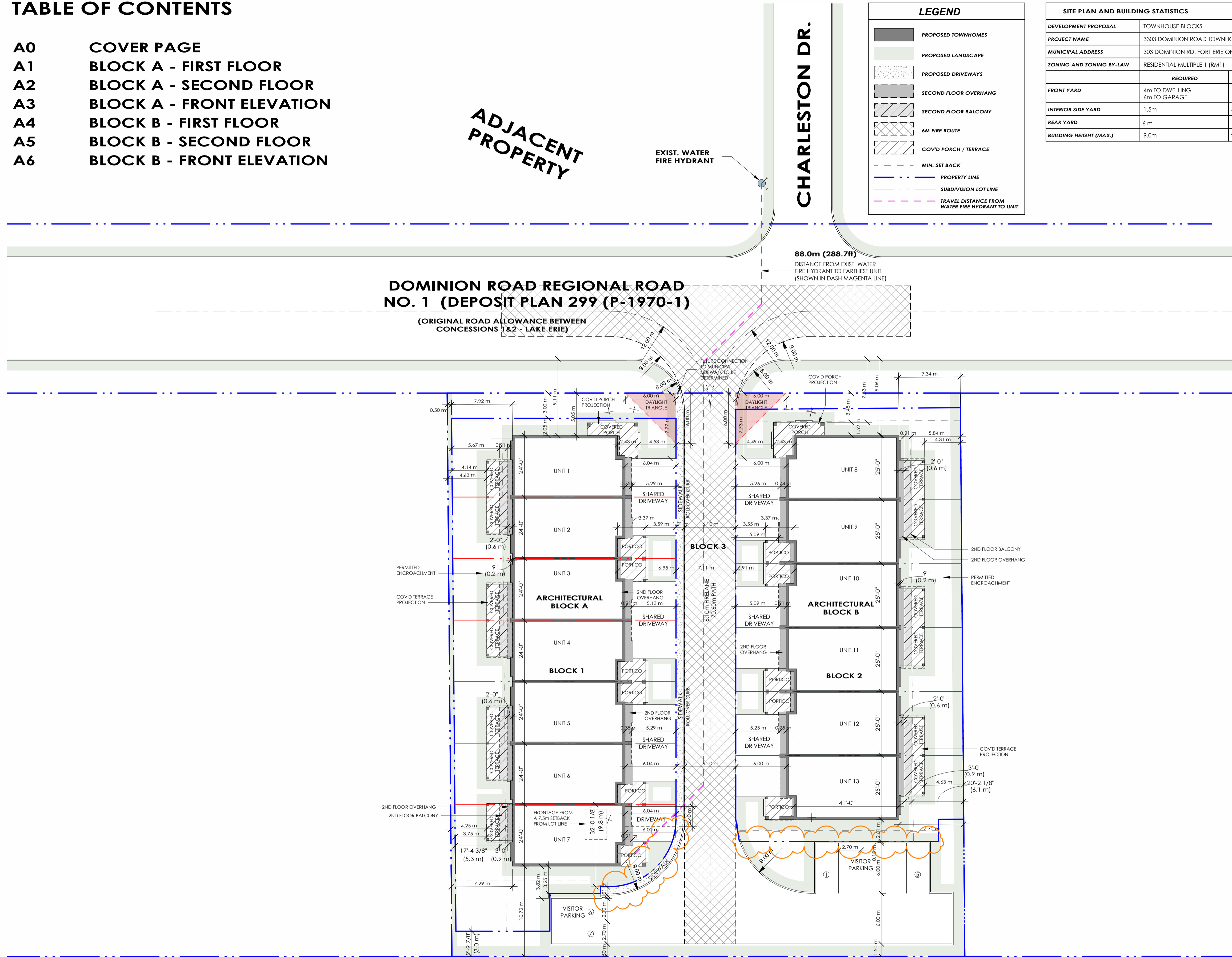


# TABLE OF CONTENTS

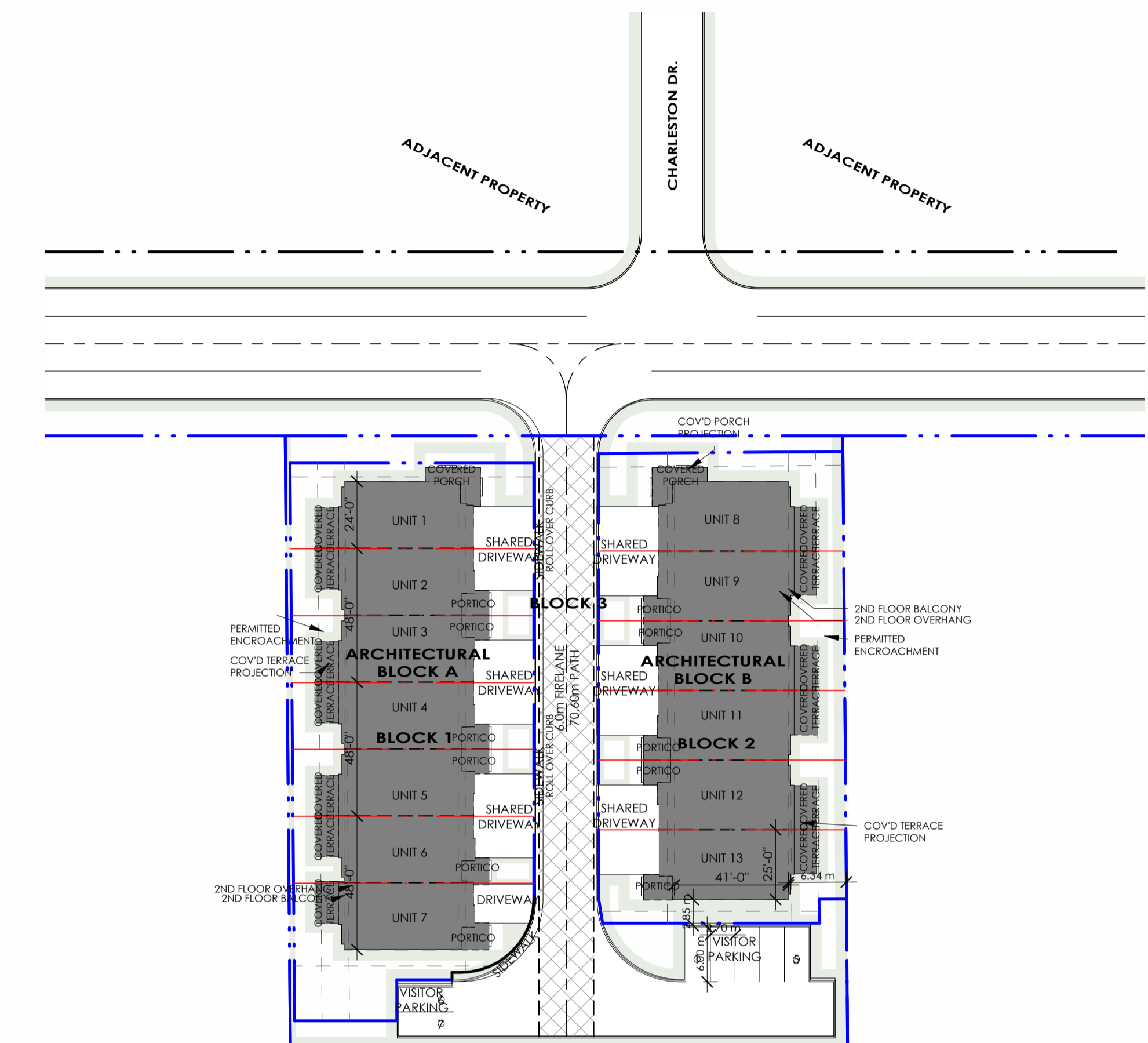
- A0 COVER PAGE
- A1 BLOCK A - FIRST FLOOR
- A2 BLOCK A - SECOND FLOOR
- A3 BLOCK A - FRONT ELEVATION
- A4 BLOCK B - FIRST FLOOR
- A5 BLOCK B - SECOND FLOOR
- A6 BLOCK B - FRONT ELEVATION



SITE PLAN AND BUILDING STATISTICS		
DEVELOPMENT PROPOSAL	TOWNHOUSE BLOCKS	
PROJECT NAME	3303 DOMINION ROAD TOWNHOMES	
MUNICIPAL ADDRESS	303 DOMINION RD. FORT ERIE ON	
ZONING AND ZONING BY-LAW	RESIDENTIAL MULTIPLE 1 (RM1)	
	REQUIRED	PROVIDED
FRONT YARD	4m TO DWELLING 6m TO GARAGE	3.5m TO COVID PORCH 7.7m TO GARAGE
INTERIOR SIDE YARD	1.5m	4.3m TO COVID TERRACE
REAR YARD	6m	10.7m
BUILDING HEIGHT (MAX.)	9.0m	9.0m

SITE PLAN AND BUILDING STATISTICS		
	TOTAL	
LOT AREA	4086.90 m <sup>2</sup> (43991 ft <sup>2</sup> )	100%
TOTAL LOT COVERAGE	1643.51 m <sup>2</sup> (17690.55 ft <sup>2</sup> )	40.2%
-BUILDING COVERAGE	1380.73 m <sup>2</sup> (14862.09 ft <sup>2</sup> )	
-COVID PORCH / TERRACE	262.77 m <sup>2</sup> (2828.46 ft <sup>2</sup> )	
LANDSCAPE COVERAGE	1351.57 m <sup>2</sup> (14548.22 ft <sup>2</sup> )	33.1%
PAVING COVERAGE	1091.82 m <sup>2</sup> (11752.23 ft <sup>2</sup> )	26.7%

SITE PLAN AND BUILDING STATISTICS						
	BLOCK 1		BLOCK 2		BLOCK 3	
LOT AREA	1523.95 m <sup>2</sup> (16403.67 ft <sup>2</sup> )	100%	1377.89 m <sup>2</sup> (14831.53 ft <sup>2</sup> )	100%	1185.05 m <sup>2</sup> (12755.8 ft <sup>2</sup> )	100%
TOTAL LOT COVERAGE	867.16 m <sup>2</sup> (9334.03 ft <sup>2</sup> )	56.9%	776.35 m <sup>2</sup> (8356.52 ft <sup>2</sup> )	56.3%		
-BUILDING COVERAGE	729.65 m <sup>2</sup> (7853.9 ft <sup>2</sup> )		651.08 m <sup>2</sup> (7008.19 ft <sup>2</sup> )			
-COVID PORCH / TERRACE	137.51 m <sup>2</sup> (1480.13 ft <sup>2</sup> )		125.26 m <sup>2</sup> (1348.33 ft <sup>2</sup> )			
LANDSCAPE COVERAGE	491.28 m <sup>2</sup> (5288.14 ft <sup>2</sup> )	32.2%	448.51 m <sup>2</sup> (4827.75 ft <sup>2</sup> )	32.6%	411.78 m <sup>2</sup> (4432.33 ft <sup>2</sup> )	34.7%
PAVING COVERAGE	165.51 m <sup>2</sup> (1781.5 ft <sup>2</sup> )	10.9%	153.04 m <sup>2</sup> (1647.26 ft <sup>2</sup> )	11.1%	773.28 m <sup>2</sup> (8323.47 ft <sup>2</sup> )	65.3%



SITE PLAN LOT COVERAGE

1" = 40'-0"



DOMINION ROAD PERSPECTIVE

SITE PLAN  
1" = 20'-0"

\* DISCLAIMER: PREPARED FOR PLANNING APPLICATION PURPOSES

# 3303 DOMINION ROAD TOWNHOMES



3303 DOMINION ROAD, FORT ERIE, ON

COVER PAGE

DWG. No. A0  
SCALE: AS SHOWN  
DATE: MAY 18 2022  
PROJECT No.: 2022-105